

DESIGN AND ACCESS STATEMENT

13 Wood End Green Road Hayes UB3 2SB

Change of use from C3(b) to Sui Generis including retention of front canopy.



PREPARED BY
P Patel

Ref: 1061

Date: 05 May 2020

1.0 INTRODUCTION

The proposal seeks planning permission for change of use from C3(b) covers up to six people living together as a single household and receiving care to Sui Generis. The proposal also includes retention of front canopy.

This Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the plans document.

2.0 POLICY CONTEXT

In particular the following policies form the basis and reference for this report.

London Plan

LB Hillingdon

Local Plan Part 1

BE1 Built Environment

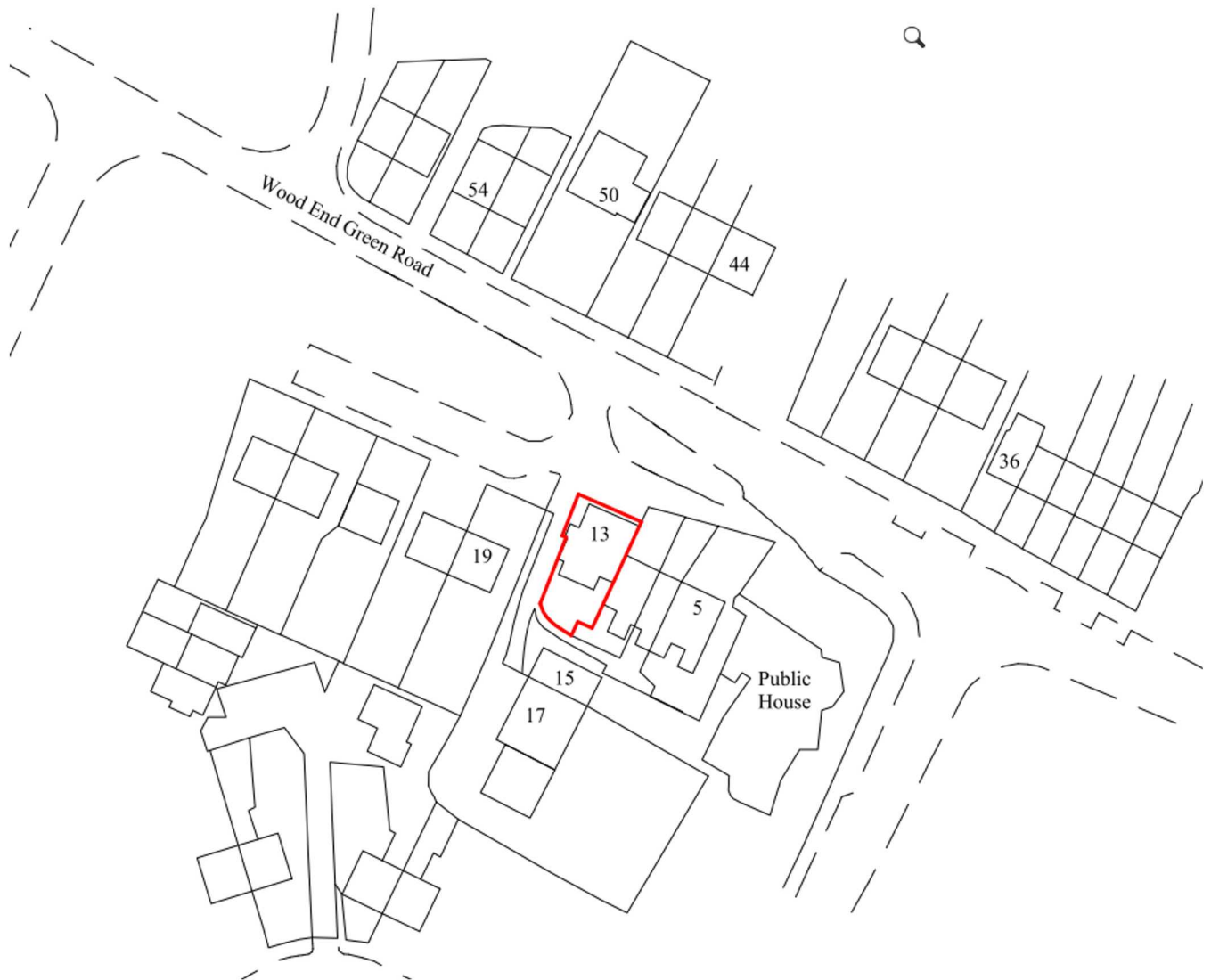
Local Plan Part 2

DMH 4 Residential Conversions
and Redevelopment

DMH 8 Sheltered Housing and
Care Homes

APPENDIX C: PARKING STANDARDS

3.0 SITE LOCATION & CHARACTER



The site is located on south of Wood End Road and near to round-about with Botwell Lane. The site is corner property, provides side access road for dwellings located at rear. The detached property is extended previously with side and rear extensions. The subject property is distinguished than surrounding properties.

The site and surrounding area is within Hayes Village Conservation Area. The property is not a listed building.

4.0 THE SITE / EXISTING PROPERTY

The property consists of a two storey detached house with front gable and rear hipped roof. The property have single storey side extensions and two storey rear extension. The extension roof are mono pitched and hipped roof with similar roof tiles.

The existing property is in C3(b) use – which covers up to six people living together as a single household and receiving care. The ground floor consists of entrance hall, reception room, office, two bedrooms, kitchen, diner and bathroom together with separate WC and store room. First floor provides four rooms and bathroom.

At rear approximately 70 SqM garden amenity space available.

Externally the house is finished with yellow render together with white door-window frames.

Planning History:

Apart from the approved extension the property has following planning history.

30844/APP/2012/1765 – Approved

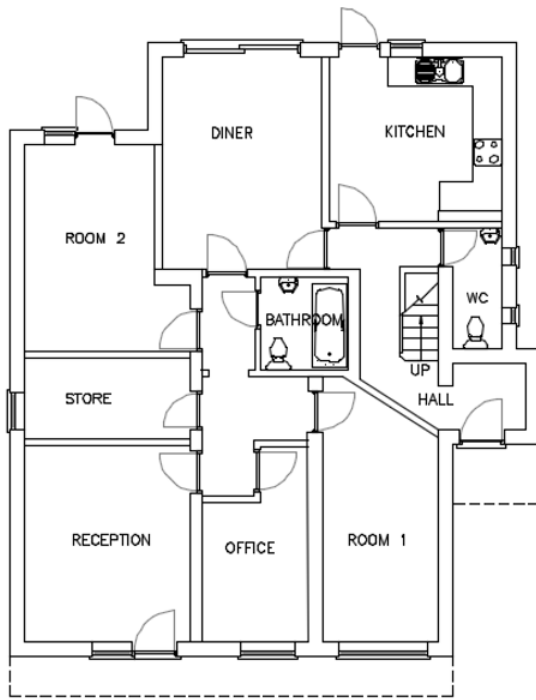
Change of use from Use Class C3a to Use Class C3b to enable up to 6 persons living together as a single household and receiving care (Application for a Certificate of Lawful Development for a Proposed Use)

30844/APP/2014/1002 – Refused

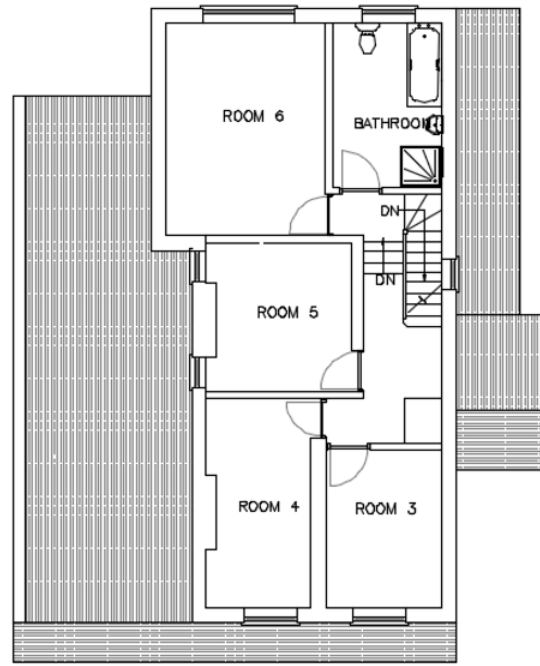
Single storey rear extension

30844/APP/2014/1902- Refused

Single storey rear extension



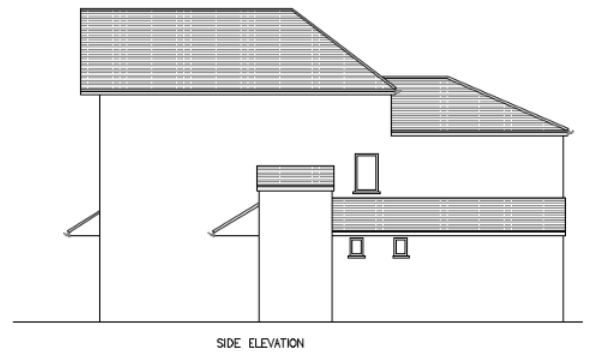
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION

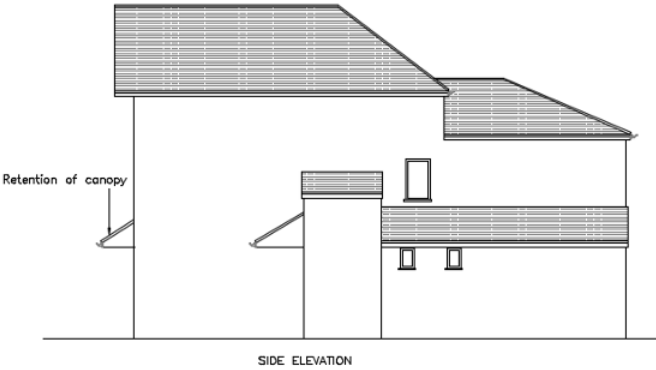
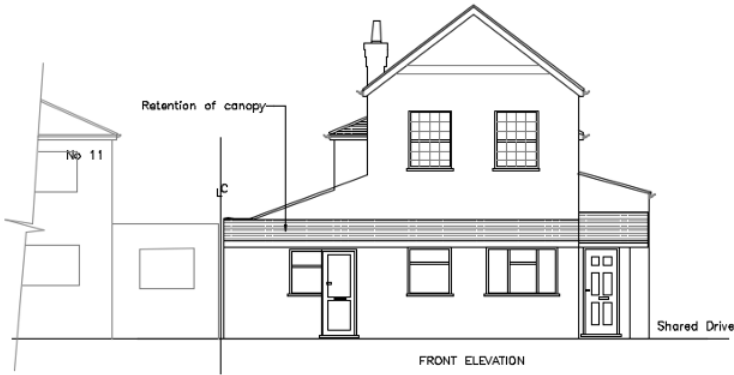
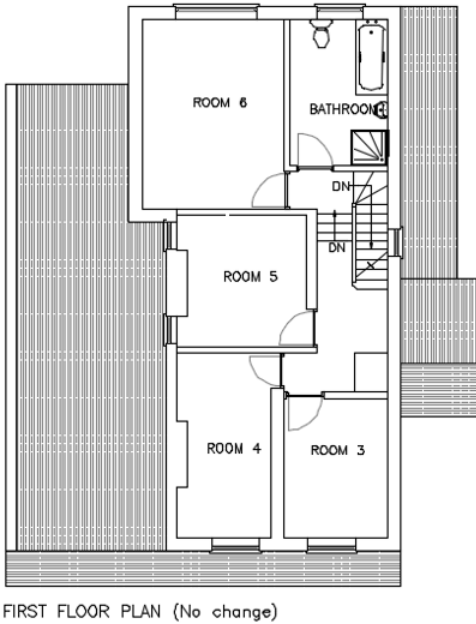
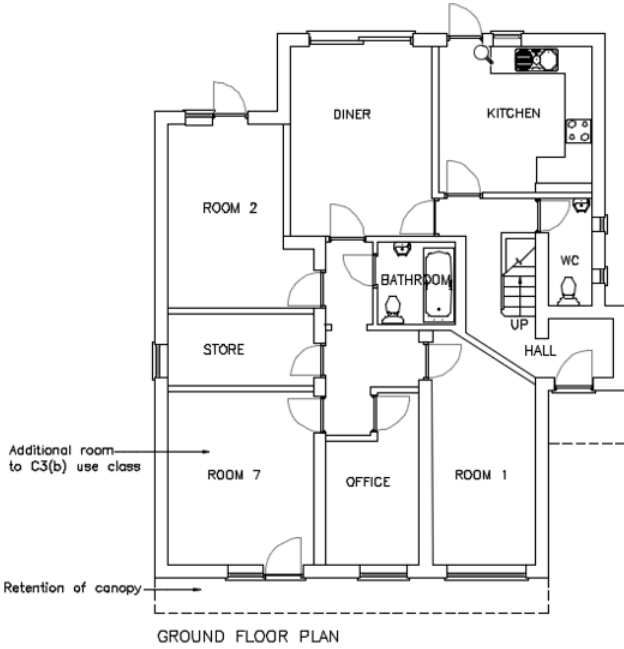


REAR ELEVATION



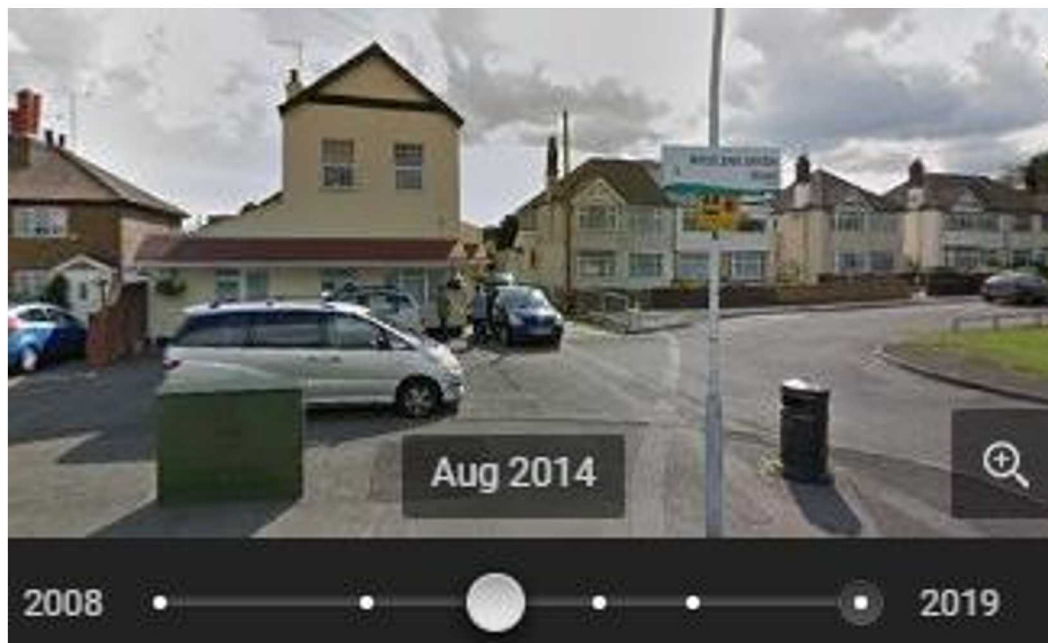
SIDE ELEVATION

5.0 THE PROPOSAL



The proposal seeks permission for additional bedroom provision to ground floor associated with C3(b) use class. This will increase number of bedrooms to 7 therefore use class will be changed to Sui Generis. Proposed reception room on front will be replaced with additional bedroom. The existing kitchen and diner have plenty of space for household.

Additionally application seeks permission for retention of front canopy which extent entire frontage. The canopy is built and present more than 4 years. Google street view image shows evidence of canopy in Aug 2014.



With regard to the impact of the proposals on transport and highways, it is noted that the proposal will have one additional bedroom which will be less intensive in nature.

The application site is in on sustainable location, with good bus routes available within walking distance. Numbers of bus routes are easy approachable from site which connects to different part of the area and stations. Uxbridge Road and Judge Heath Lane are within 5 mins from site. Buses are available on this roads area U4, 278, 427, 607, 697, 698, H98, N207 etc.

Moreover the site is located on sub road which provides facility of parking for residence. Adjoining all properties provide front court parking within their cartilage. There is no restriction on parking on surrounding roads.

Given the above, the creation of an additional bedroom small scale addition is unlikely to have any adverse impact on transport and highways.

Material

There will be no external changes proposed. Canopy is existing since Aug 2014.

6.0 ACCESS

Access and threshold arrangement will be similar to existing.

7.0 SUMMARY

The proposal will not result in an incongruous form of the development out of keeping with the existing street layout nor will it be detrimental to the amenities of the neighbouring properties or the visual amenities of the street scene.

The C3(b) use class (six people living together as a single household and receiving care) already establish on site. An additional bedroom will not have any adverse impact on site and locality.

Proposal will be appropriate addition to provide a long term sustainable and viable accommodation to existing site.